

# **AGENDA**

REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, NOVEMBER 24, 2008  
7:00 p.m.

City Hall Council Chambers  
2263 Santa Clara Avenue, Third Floor  
(Corner of Santa Clara Avenue and Oak Street)  
ALAMEDA, CA

**Doors will open at 6:45 p.m.**

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speaker's time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Kohlstrand, Vice-President Ezzy Ashcraft, Board members Autorino, Cook, Cunningham, Lynch, and McNamara
4. MINUTES: Minutes from the meeting of August 11, 2008 (pending)  
Minutes from the meeting of August 25, 2008 (continued from October 27, 2008)  
Minutes from the meeting of September 8, 2008 (continued from October 27, 2008)  
Minutes from the meeting of September 22, 2008  
Minutes from the meeting of October 27, 2008 (pending)
5. AGENDA CHANGES AND DISCUSSION:
6. STAFF COMMUNICATIONS:

## Written Report

**6-A.** Future Agendas

**6-B.** Zoning Administrator Report – Meeting of October 30 and November 18, 2008

## Oral Report

Del Monte Update

Alameda Point Update

7. ORAL COMMUNICATIONS:

- \* Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

8. CONSENT CALENDAR:

*Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.*

- 8-A. Use Permit – UP006-0010 – 1310 Central Avenue – Valero Gas Station.** Review of Use Permit for the extended hours of operation for the Alameda Valero Gasoline Station, an existing legal nonconforming service station. (DV)

- 8-B. Density Bonus Ordinance.** Proposed Density Bonus ordinance that will allow applicants to seek an increase in the residential density of a project if the project includes a specific percentage of qualifying housing units, such as affordable or senior housing units. Applicants may also be entitled to a density bonus if a project includes or provides for certain amenities such as a child care facility. The Planning Board will also develop a recommendation to the City Council on the environmental review for the project, which is a proposed negative declaration. **Staff is requesting a continuance of this item to a future meeting date.** (JB)

- 8-C. Reuse Plan Amendment Recommendation.** Recommended amendments to the Community Reuse Plan for the North Housing Parcel. The North Housing Parcel is located north of Singleton Avenue. The site was declared surplus by the Navy in November 2007. The property is proposed to be conveyed for public and private uses. It is anticipated that the existing vacant housing may be demolished and new market rate and affordable housing, parks, open space, and civic uses may be constructed consistent with the City of Alameda General Plan. **Staff is requesting a continuance of this item to the regularly scheduled meeting of December 8, 2008.** (DP/EC)

9. REGULAR AGENDA ITEMS:

- 9-A. Second Unit Ordinance.** Proposed amendment to the Alameda Municipal Code to allow attached or detached secondary housing units to be constructed on sites with a single-family dwelling. In compliance with State Secondary Housing Unit law, the proposed ordinance provides for the administrative review and approval of secondary units meeting the development standards contained in the code. (JB)

- 9-B. Draft Transportation Element General Plan Amendment and Final Environmental Impact Report - Recommendation to Council.** A General Plan amendment to update and amend the Transportation Element of the General Plan. The proposed Transportation Element Policies would apply citywide. (AT)

10. WRITTEN COMMUNICATIONS:

**10-A.** Report to ARRA Regarding SunCal Redevelopment Plan

**10-B.** Staff Memorandum to SunCal Regarding SunCal Redevelopment Plan

11. BOARD COMMUNICATIONS:

*Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendize a matter of business on a future agenda.*

12. ADJOURNMENT:

**PLEASE NOTE:** Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- \* Materials related to an item on this agenda submitted to the Planning Board after distribution of the agenda packet are available for public inspection in the Planning & Building Office, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours.
- \* Sign language interpreters will be available upon request. Please contact the Planning & Building Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- \* Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- \* Minutes of the meeting are available in enlarged print.
- \* Audiotapes of the meeting are available upon request.
- \* Please contact the Planning & Building Department's Executive Assistant, Althea Carter, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.